

**Apple Canyon Property Owners Association
Board of Directors Meeting Minutes
June 15, 2019**

APPROVED

2.0 Call to Order – President Pro Tem Bob Ballenger called the regular meeting of the Apple Canyon Property Owners Association to order at 9:00 a.m. on Saturday, June 15, 2019.

3.0 Pledge of Allegiance – After the Pledge of Allegiance, a quorum was present with the following directors in attendance: Bob Ballenger, Gordon Williams, Steve Tribbey, Mike Harris, Tom Ohms, Gary Hannon (via teleconference), and Jody Ware (via teleconference). John Diehl and Barb Hendren were absent. Shaun Nordlie was also in attendance.

4.0 Orders of the Day – Mike Harris motioned “to nominate Jody Ware for President of the Board of Directors.” Seconded by Steve Tribbey, motion carried.
Steve Tribbey motioned “to nominate Mike Harris for Vice President of the Board of Directors.” Seconded by Gary Hannon, motion carried.
Gordon Williams motioned “to nominate Gary Hannon for Treasurer of the Board of Directors.” Seconded by Tom Ohms, motion carried with Gary Hannon abstaining.
Steve Tribbey motioned “to nominate Barb Hendren for Corporate Secretary of the Board of Directors.” Seconded by Gordon Williams, motion carried.

5.0 Approve/Adopt Minutes from the May 18, 2019 Meeting – Gordon Williams motioned “to approve the minutes of May 18, 2019.” Seconded by Mike Harris, motion carried with Tom Ohms abstaining.

6.0 Treasurer’s Report – Treasurer’s report will be in *The Apple Core*.

7.0 Commission Reports

Conservation – Paula Wiener welcomed a new member, Michael Yorke. Aren and two of our members attended the RiverWatch training. We will try to get North Bay, Winchester and possibly Presidents done for comparison. Fifty-four goose eggs were oiled. Officers were elected in June with no changes. We have updated our Facebook page on the watershed with RiverWatch information. We reviewed the creel limits for blue gill – reminding everyone that these limits are voluntary. On May 22 we had the fish shocking, we do not have that report yet.

CAMP Architecture and Design – Joe Wiener reported that they met a couple of weeks ago. We are going to solicit qualifications to several companies where we are going to be interviewing for a construction manager to keep us on schedule and keep us on budget. Also bringing the contracts for professional services before the board and recommend they be commissioned to finish the drawings. We want to do both at the same time. The Chair of A & D met with the Finance and Marketing commission to review the contracts.

Campground – Gordon Williams reported that the commission met on June 8 with the election of officers. On Memorial Day weekend, the campground was full. Also discussed the pavilion and the survey that took place.

AECC – Steve Tribbey reported the next meeting will be July 13.

CAMP Finance and Marketing – Steve Tribbey reported they met on June 7. They discussed the costs per the preliminary estimates. We will go through with the two-building concept. Next meeting will be Friday, July 12.

Lake Monitoring – Steve Tribbey reported the lake was at 69 degrees and appears to have turned over.

Trails – Tom Ohms reported that they continue to work on the North Bay crossing. Also discussing an underage test for ages 13-16. Next meeting will be June 29 and we will work with Conservation on an educational trail ride for maybe this fall.

Rules & Regulations – Shaun Nordlie reported they looked at the appeal process from the meeting last month and are looking at fines now.

ACL Foundation – Shaun Nordlie reported they are still doing the Round Up and looking at a possible poker run this fall.

Strategic Long/Range Planning – Shaun Nordlie reported the work on the capital project planning report is on today's agenda, this is a living document, an extension to the 2005 master plan. This is a vision for funding capital projects.

8.0 General Manager's Report – Shaun Nordlie reported that they do have weeds growing in the lake now and the harvester has been out all week. Joe Rush recommended a chemical treatment and will be out on Monday with chemical treatment for the invasive weeds. We have been doing some research on barley bales to be used at the beach. We bought 30 bales – we will test this for the algae area and will monitor all year. The lot auction is this afternoon with 12 lots available for purchase.

9.0 President's Report – Jody Ware reported there will be no President's report today.

10.0 Property Owner's Comments

11.0 Consent Agenda

11.1 June 2019 Consent Agenda Items - Steve Tribbey motioned “to approve the consent agenda items: commission changes (to appoint Kathy Richards as Chair, Ron Carpenter as Vice Chair/Secretary, and Nancy Barker as Vice Chair/Secretary of the Campground Commission); and to dissolve the Governing Documents Alignment Ad Hoc Commission.” Seconded by Gordon Williams, motion carried.

12.0 Unfinished Business

12.1 Open Haunted Trail to the Public - Gordon Williams motioned “to allow the Recreation Commission to open the annual Haunted Trail to the public each year.” Seconded by Mike Harris. Jody Ware motioned “to amend the motion to say, “to allow the Recreation Commission to open the annual Haunted Trail to the public in 2019.” Seconded by Mike Harris. Motion carried. Discussion – Gary Hannon has no doubt this can be handled but still is concerned about the major changes, security, checking in and out, the ability of handling all of the cars, overflow if needed. He would prefer to maintain ownership first, then if all goes well, bring to the public next year or open it up to a smaller community like Galena Territory or a smaller public entity to see how it goes. Mike Harris talked to the staff (Julie, Tim and Cindy) and his biggest concern is, we open a lot of things to the public – we are a private association, we pay a lot of money to be in a private association. Steve Tribbey agrees, he understands the idea as far as marketing for

ACL, but there are other ways to market the Lake. His questions and concerns about opening the trails to the public have not been satisfied yet. He feels we should hold off, work out the bugs and reconsider for next year. Gordon Williams reminded everyone about how well the Triathlon is managed and he feels like the association should be able to deal with this. He wants to expose ACL to prospective folks that would purchase lots out here. Plus, this is a fun event. Most other haunted houses have been put out of commission. Roll call: Gordon Williams – yea, Mike Harris – nay, Jody Ware – yea, Gary Hannon – nay, Tom Ohms – yea, Steve Tribbey – nay. President Pro Tem Bob Ballenger breaks the tie by voting nay – motion does not carry.

13.0 New Business

Steve Tribbey motioned “to go into Executive Session for the purpose of violations of rules and regulations.” Mike Harris seconded, motion carried at 9:55 a.m.

Steve Tribbey motioned “to come out of Executive Session.” Seconded by Tom Ohms, motion carried.

Gordon Williams motioned “to go into Open Session.” Seconded by Mike Harris, motion carried at 11:00 a.m.

13.1 Request for Boat Length Variance – Steve Tribbey motioned “to uphold the Rules & Regulations Section V Boating, C. Boat size/horsepower, 2.; and to deny the boat length exception request from Bob Schrieber.” Seconded by Gordon Williams, motion carried.

13.2 Suspension of Membership Rights – Tom Ohms motioned “to suspend Adam Beebe’s ACLPOA membership rights for 90 calendar days effective June 16, 2019.” The property owner must surrender their amenity tags and decals. Seconded by Mike Harris, motion carried.

13.3 Capital Project Planning Report – Mike Harris motioned “to approve the 2019 Capital Project Planning Report as presented by the Strategic/Long Range Planning Commission.” Seconded by Gordon Williams. Discussion – Shaun Nordlie gave some background, this is what the Strategic Long-Range Commission created and mirrors the 2005 master plan that was done, laying out the capital projects for the next five years. This is a living document, can change and will change. Motion carried.

13.4 Board Policy Ad Hoc Commission – Steve Tribbey motioned “to approve the creation of the Board Policy Ad Hoc Commission and its charge: To review the Board Policy document; edit sections that are appropriate in a different section of our governing documents and add sections that are more suitable for a document of Board of Directors Policy Handbook.” Seconded by Mike Harris, motion carried.

13.5 Reinstate Employee Handbook Ad Hoc Commission – Gordon Williams motioned “to reinstate the Employee Handbook Ad Hoc Commission with the charge: To update the Employee Handbook, develop policies and procedures that provide guidance to management and employees in key processes, that meet legal requirements and that reflect best practices in each department and/or function.” Seconded by Jody Ware, motion carried. Motion to adjourn by Mike Harris at 11:10 a.m.

Recording Secretary, Rhonda Perry

President Pro Tem Bob Ballenger

Corporate Secretary, Barb Hendren

Date